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**COMMUNITY PLANNING &
ECONOMIC DEVELOPMENT DEPARTMENT**

Creating Solutions for Our Future

Joshua Cummings, Director

CR-1 Resorts & Retreats Code Amendment

Thurston County
Planning Commission Draft

November 4, 2020

Development Code Docket # CR-1 - Cascade Resort Request (Chapter 20.54) is a citizen request by Cascade Camps and Conference Center. This document is comprised of one (1) chapter that will be amended to create two (2) subsections and incorporate new standards for resort and retreat facilities over 100 acres into Thurston County's Title 20 Zoning Code.

Chapters: 20.54 – Special Use*

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Staff Comments: *Italics*

Proposed Changes:

Unaffected Omitted Text:

Underlined

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Chapter 20.54 – SPECIAL USE*

20.54.070 – Use-Specific standards.

The following standards apply to specific special uses and are in addition to those established in other sections of this chapter. The zoning districts in which a special use is authorized are identified in Table 1.

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34.3 Resorts and Retreat Facilities.

a. Resorts and Retreat Facilities under 100 acres in size.

~~a.~~ i. Maximum building coverage shall be six thousand square feet on parcels between five and ten acres. Maximum building coverage shall be twenty thousand square feet on parcels larger than ten acres.

- ~~b.~~ ii. Maximum building coverage shall be six thousand square feet on parcels between five and ten acres. Maximum building coverage shall be twenty thousand square feet on parcels larger than ten acres.
- ~~c.~~ iii. Maximum building coverage shall be six thousand square feet on parcels between five and ten acres. Maximum building coverage shall be twenty thousand square feet on parcels larger than ten acres.
- ~~d.~~ iv. Maximum building coverage shall be six thousand square feet on parcels between five and ten acres. Maximum building coverage shall be twenty thousand square feet on parcels larger than ten acres.

b. Resorts and Retreat Facilities over 100 acres in size.

- i. One hundred thousand (100,000) square feet of building area is allowed for the first 100 acres of site area. For every 100 acres of additional site area, an additional ten thousand (10,000) square feet of building area is allowed. Maximum building coverage shall be two hundred thousand (200,000) square feet.
- ii. No individual building shall be larger than thirty-five thousand (35,000) square feet.
- iii. All structures and parking areas shall be set back from adjacent residential properties a minimum of five hundred (500) feet. The five hundred (500) foot setback shall include sight-obscuring plantings.
 - (A). Developments that utilize screening methods to buffer the facilities from the public right-of-way or adjacent residential property may develop up to 250 feet of the property line. Landscaping and screening standards shall comply with Chapter 20.45 – Landscaping and Screening.

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